

## Minutes of the Houston Planning Commission

**April 28, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqIsrK>  
2:30 p.m.

### CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:31p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present virtually at 3:06 p.m. during Item 140
David Abraham	Absent
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually at 2:41 p.m. during Director's Report
Meera D. Victor	Present virtually
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Present
Loyd Smith for The Honorable Lina Hidalgo	Present

### Ex Officio Members

Carol A. Lewis  
Carol Haddock  
Yuhayna H. Mahmud  
Tina Peterson

### Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department or  
Jennifer Ostlind, Deputy Director, Planning and Development Department.

### CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.

## DIRECTOR'S REPORT

The Director's Report was given by Jennifer Ostlind, Deputy Director, Planning and Development Department.

## APPROVAL OF THE APRIL 14, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 14, 2022 Planning Commission meeting minutes.

Motion: **Baldwin**      Second: **Jones**      Vote: **Unanimous**      Abstaining: **None**

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 132)

Items removed for separate consideration: **6, 10, 11, 12, 22, 31, 32, 44, 57, 58, 59, 60, 61, 62, 63 and 89.**

Staff recommendation: Approve staff's recommendations for items 1 – 132, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 – 132, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Baldwin**      Second: **Robins**      Vote: **Unanimous**      Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **6, 10, 11, 12, 22, 31, 32, 44, 57, 58, 59, 60, 61, 62, 63 and 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **6, 10, 11, 12, 22, 31, 32, 44, 57, 58, 59, 60, 61, 62, 63 and 89** subject to the CPC 101 form conditions.

Motion: **Mares**      Second: **Jones**      Vote: **Carried**      Abstaining: **Dalton and Sigler**

### C PUBLIC HEARINGS REQUIRING NOTIFICATION

#### 133 Ayrshire Addition Sec 1 partial replat no 2 C3N Defer

Staff recommendation: Defer the application for two weeks per Legal review of the deed restrictions.

Commission action: Deferred the application for two weeks per Legal review of the deed restrictions.

Motion: **Sigler**      Second: **Hines**      Vote: **Unanimous**      Abstaining: **None**

#### 134 Clairmont Place Sec 1 partial replat no 6 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Jones**      Second: **Robins**      Vote: **Unanimous**      Abstaining: **None**

Speaker: Vicky Martin – opposed.

#### 135 Dunvale Village partial replat no 1 C3N Withdrawn

Items 136 and 137 were taken together and voted on separately.

#### 136 Haden Terrace partial replat no 2 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Mares**      Second: **Baldwin**      Vote: **Unanimous**      Abstaining: **None**

#### 137 Haden Terrace partial replat no 3 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Baldwin**      Second: **Mares**      Vote: **Unanimous**      Abstaining: **None**

- 138 Highland Gardens replat no 1 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Carey Statin – opposed; Ronaldo Evans – position not stated.
- 139 Long Point Acres partial replat no 8 C3N Withdrawn**
- 140 Riverside Terrace Sec 11 partial replat no 3 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Stacey Hunter – undecided; Jamil Hasan, applicant – supportive.
- 141 Shamrock Manor partial replat no 2 C3N Defer**  
 Staff recommendation: Defer the application for two weeks for further legal review.  
 Commission action: Deferred the application for two weeks for further legal review.  
 Motion: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Charlie Hamilton and Jennifer Mendez – opposed; Joyce Owens, applicant – supportive.
- 142 Sparks Fabricators replat no 1 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Mares** Second: **Smith** Vote: **Unanimous** Abstaining: **None**
- 143 Texans Estate replat no 1 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Jones** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Katy Quinlan – opposed.
- 144 Westheimer Estates partial replat no 15 C3N Withdrawn**
- 145 Wrenwood partial replat no 4 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Hines** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

- 146 Avenue Meadows on Madie C2 Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**147 CenterPoint Energy Riverside Substation C2 Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Robins** Vote: **Carried** Abstaining: **Mares**

**148 City Place Residential Zone 1 GP GP Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Hines** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**149 Cumberland Business Center GP GP Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**150 Elsiss Villas C2R Approve**

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Smith** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Roll call vote was taken with the following Commissioners audible and in attendance. The following 8 Commissioners in favor: Jones, Robins, Rosenberg, Sigler, Victor, Caine, Dalton, and Smith. The following 6 Commissioners were opposed: Garza, Baldwin, Hines, Mares, Nelson, and Tahir. The following 6 Commissioners were not audible or not in attendance: Abraham, Alleman, Clark, Heish, Porras-Pirtle, and Rodriguez.

Speakers: Philip Gauthreaux and George Frey – opposed; Anan Qaddua, Said Elsiss and Mary Villareal, applicants – supportive.

**151 Harris County MUD No 285 Water Plant No 2 C2 Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**152 Midtown Central Square C2R Defer**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

- 153 Nexus Logistics Park Sec 1 C2 Withdrawn**
- 154 Ramsey Loop Estates C2 Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 155 Shaw Road BTR C3P Defer**  
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
 Motion: **Sigler** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 156 Stanford Place Estates C2 Approve**  
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 157 Travis Partners Capital replat no 1 C2R Defer**  
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
 Motion: **Hines** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**  
 Speakers: William Nelson and Roger Marro, applicants – supportive; Dan Ardijo – opposed.

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS  
NONE**

Items G, H and I were taken together at this time.

**G EXTENSIONS OF APPROVAL**

- 158 Bridgeland Creekland Village Reserves EOA Approve**  
 Sec 1
- 159 Commercial Plaza EOA Approve**
- 160 Humble ISD North Belt Elementary School EOA Approve**
- 161 Kirby Place EOA Approve**
- 162 Nicky Estates EOA Approve**
- 163 Stanolind Acres EOA Approve**
- 164 Westheimer Manor partial replat no 3 EOA Approve**

**H NAME CHANGES**

- |            |  |           |                |
|------------|--|-----------|----------------|
| <b>165</b> | <b>Holman Square<br/>(prev. Forest Lawn partial replat no 1)</b> | <b>NC</b> | <b>Approve</b> |
| <b>166</b> | <b>Northbelt Sharmon Park<br/>(prev. Welcome Sharman)</b>        | <b>NC</b> | <b>Approve</b> |

**I CERTIFICATION OF COMPLIANCE  
NONE**

Staff recommendation: Approve staff's recommendation for items 158-166.

Commission Action: Approved staff's recommendation for items 158-166.

Motion: **Jones**                      Second: **Mares**                      Vote: **Carried**                      Abstaining: **Sigler 158**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS  
NONE**

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 26, 2022**

- a. Allendale Townsite Section A partial replat no 8
- b. Amended Plat of Alameda Place partial replat no 13
- c. Bradbury Forest Sec 9 partial replat no 1
- d. Brinkman Place
- e. Eastwood Addition partial replat no 3
- f. Foster Place partial replat no 28
- g. Foster Place partial replat no 29
- h. Levitz Green Sec 3
- i. Nantucket Residences
- j. Pine Trails Sec 9 partial replat no 1
- k. Pine Trails Sec 9 partial replat no 2
- l. Rosa Estates replat no 1
- m. Spring Oaks replat no 1 partial replat no 7

Staff recommendation: Establish a public hearing date of May 26, 2022 for item II a-m.

Commission action: Established a public hearing date of May 26, 2022 for item II a-m.

Motion: **Baldwin**                      Second: **Robins**                      Vote: **Unanimous**                      Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF MAY 26, 2022 FOR HOTEL SAINT AUGUSTINE LOCATED AT 4118 LORETTO DRIVE**

Staff recommendation: Establish a public hearing date of May 26, 2022 for Hotel Saint Augustine located at 4118 Loretto Drive.

Commission action: Established a public hearing date of May 26, 2022 for Hotel Saint Augustine located at 4118 Loretto Drive.

Motion: **Baldwin**                      Second: **Mares**                      Vote: **Unanimous**                      Abstaining: **None**

**IV. PUBLIC COMMENT**

Commissioner Baldwin stated a correction of the maximum height for a TOD is 54 inches.

Jennifer Ostlind, Deputy Director wished Planner, Martin Mares-Perez a farewell.

## ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:37 p.m.

Motion: **Sigler**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

DocuSigned by:

*Martha L. Stein*

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**Martha L. Stein, Chair**

DocuSigned by:

*JOSL*

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**Jennifer Ostlind, Acting Secretary**